



VILLAGE CENTER - DESIGN OPTIONS

Overview

East Hampton is considering adopting zoning regulations that would allow for the development of higher density housing in the Village Center area of East Hampton.

The Planning and Zoning Commission is considering this approach in order to:

- help meet the identified housing needs in East Hampton, and
- support revitalization of the Village Center area.

The Village Center area was identified as a possible target area because:

- higher density housing would be an appropriate use in the Village Center,
- such housing would help support revitalization of this area, and
- there is adequate infrastructure available or planned to support the overall density.

This booklet illustrates some design options for different parts of the Village Center area so that the Planning and Zoning Commission can select the preferred options and authorize the drafting of specific zoning regulations.

The preparation of this report is supported by a grant from the State of Connecticut – Office of Policy and Management as part of the Incentive Housing Program.

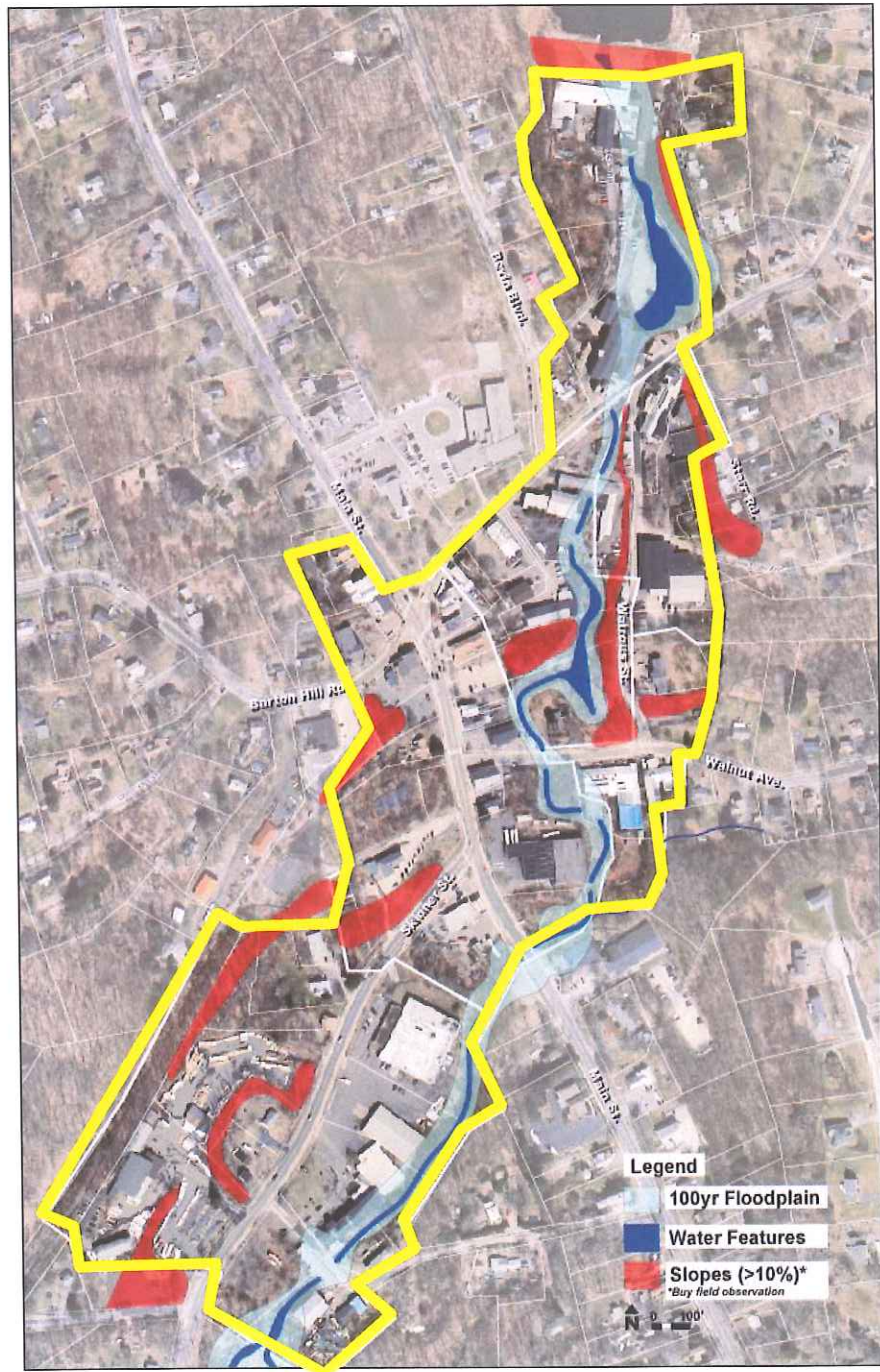
Before the meeting on March 17:

- Review this booklet
- Consider the housing options for each area
- Select the option you feel is preferable

At the meeting on March 17, please be prepared to discuss the possible housing options for each area with the goal of arriving at an overall consensus for the Village Center area.

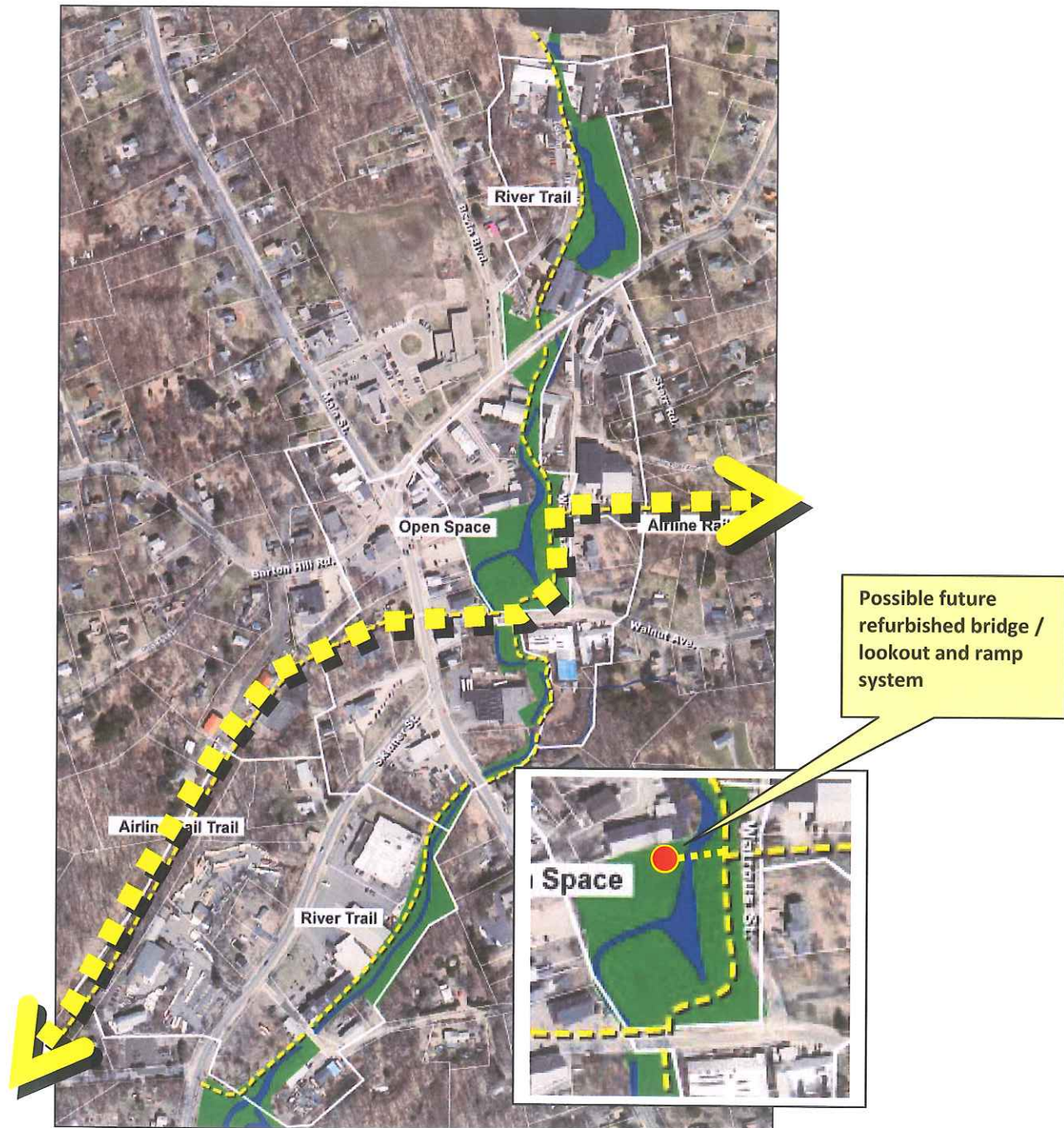
Overall Design Principles

Respect Natural Resources – There are a number of important natural resources (watercourses, wetlands, floodplains, and steep slopes) within the Village Center area and these resources should be respected.



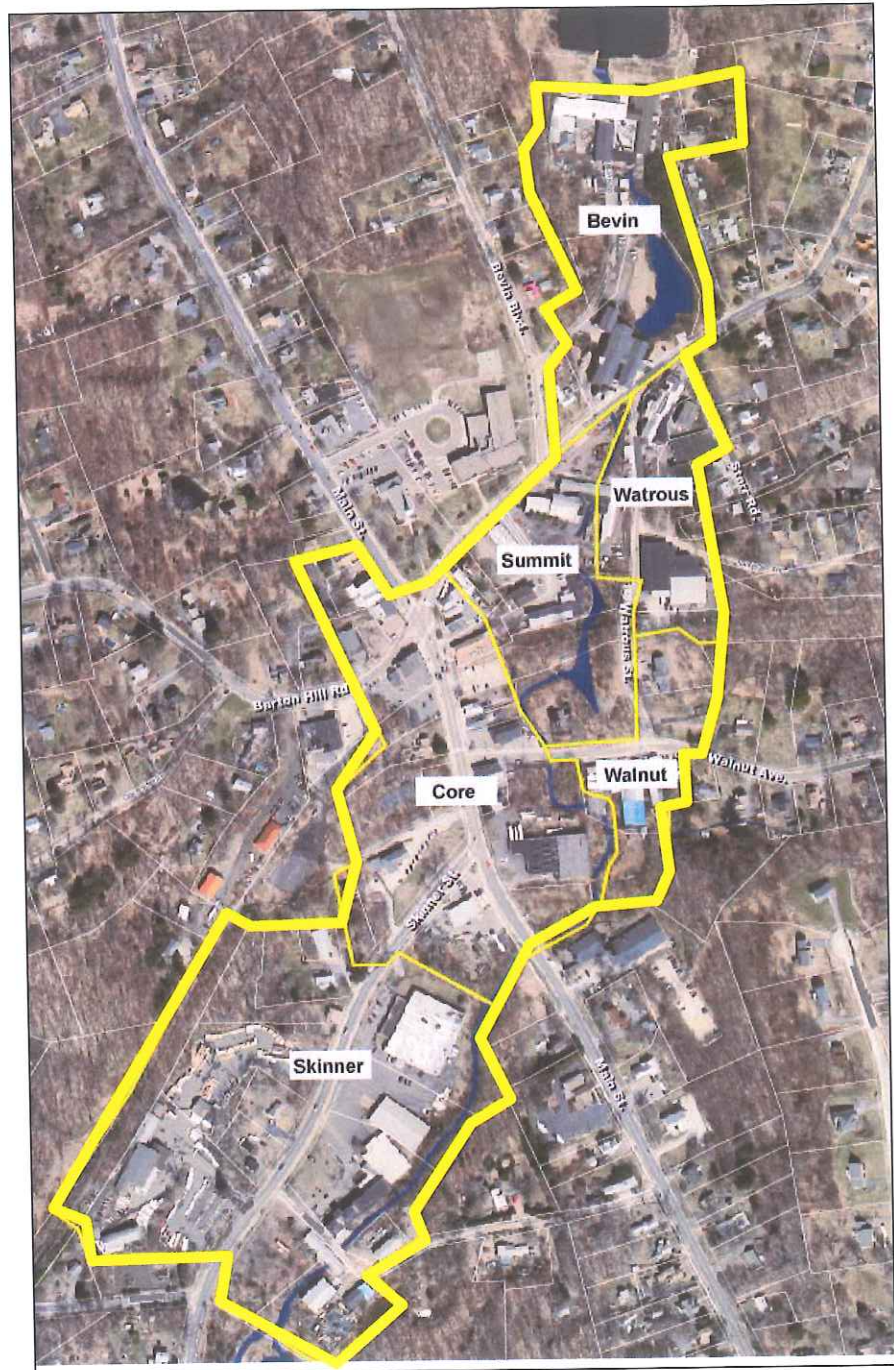
Promote Trails / Connectivity – The Airline Rail Trail comes through the Village Center area and this amenity / attraction will support development in this area. While the illustration shows the Airline Rail Trail along existing streets, the bridge over Pocotopaug Creek could be refurbished in the future to create a lookout and a ramp system could be developed to provide access to Main Street.

As development occurs in the future, an opportunity also exists to extend a “river trail” along Pocotopaug Creek to tie the Village Center together and connect it to surrounding areas.



Integrate Housing Into Each Area - Since there are different parts of the Village Center area with different characteristics, the overall concept is to seek ways to integrate housing into each area in appropriate ways.

The remaining pages of this booklet will look at each of these areas and possible development approaches.



AREA 1 – MAIN STREET - Core and Periphery

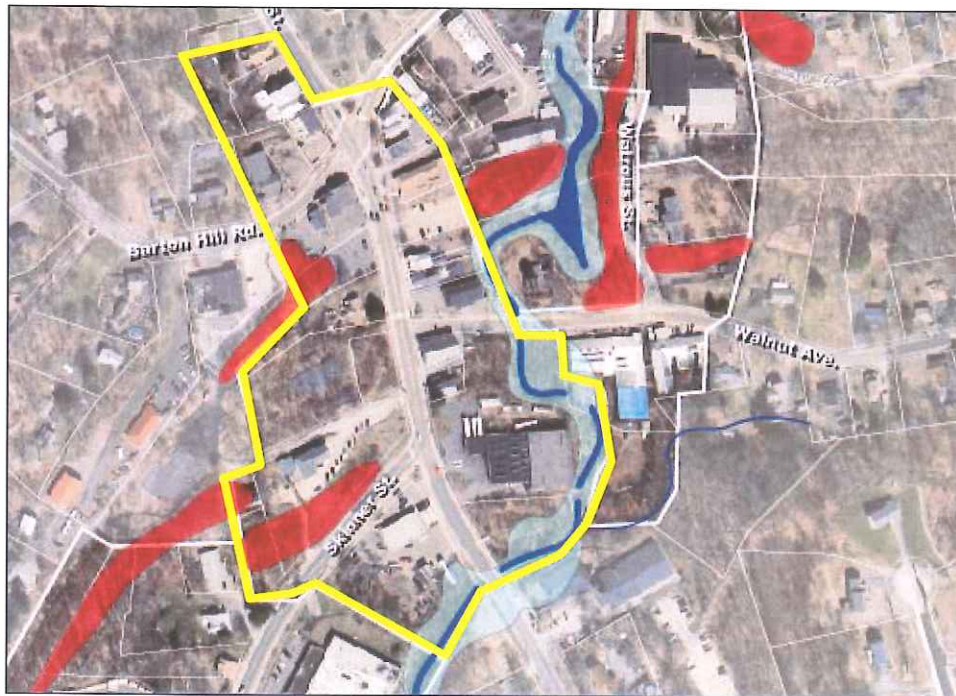


The Main Street Area is the “heart and soul” of the Village Center. This will be the key business area of the Village Center. The goal is to support the revitalization of this area as a pedestrian-oriented street with an active streetscape.

For planning purposes, it consists of the Core Area (the area fronting on Main Street) and the Periphery Area (areas to the rear of those properties).

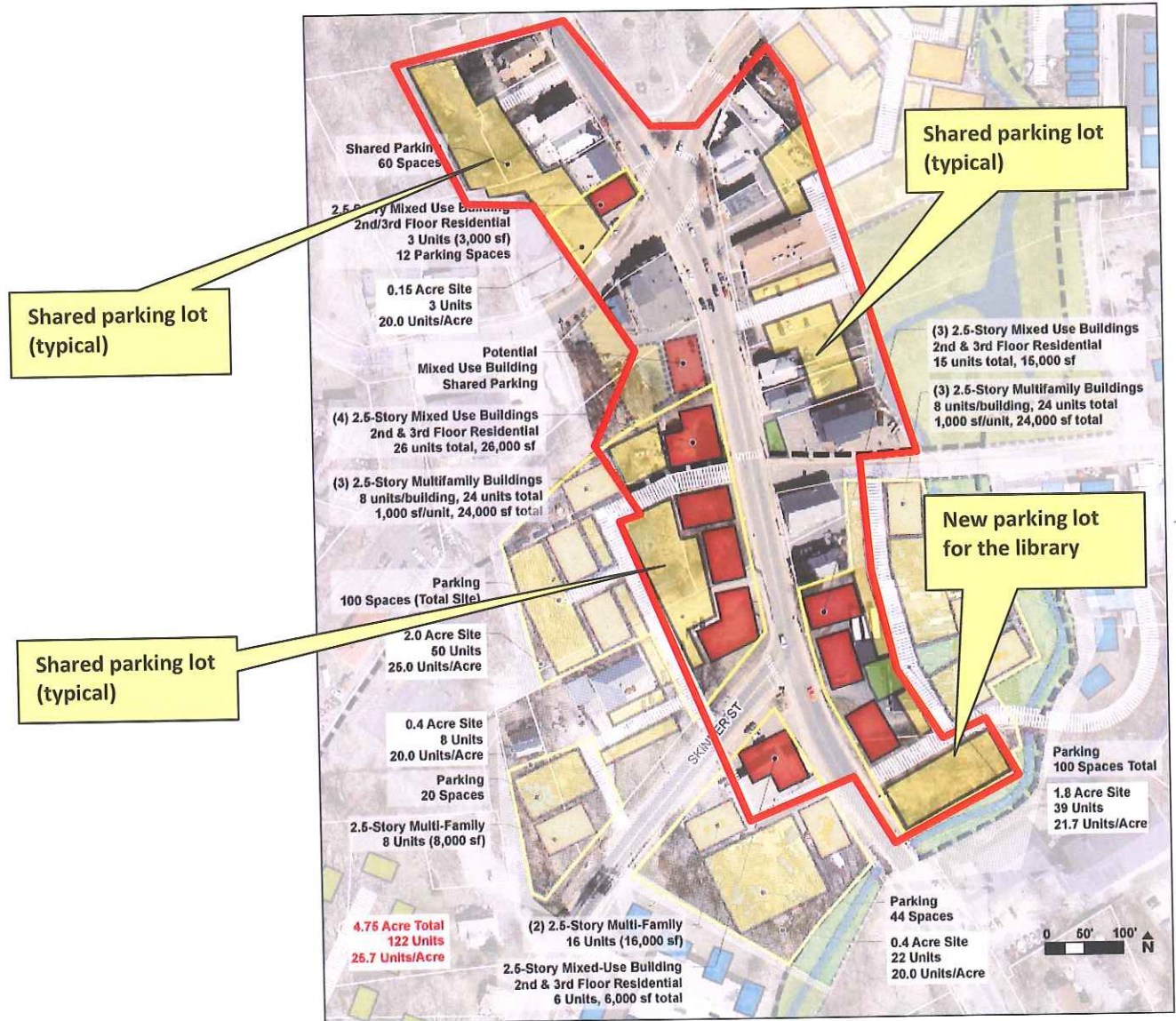
Natural Resources

The southeastern edge of this area is defined by the watercourse / wetland / floodplain system along Pocotopaug Creek. Some steeper slopes exist along the northern side of Skinner Street and along the Airline Rail Trail.



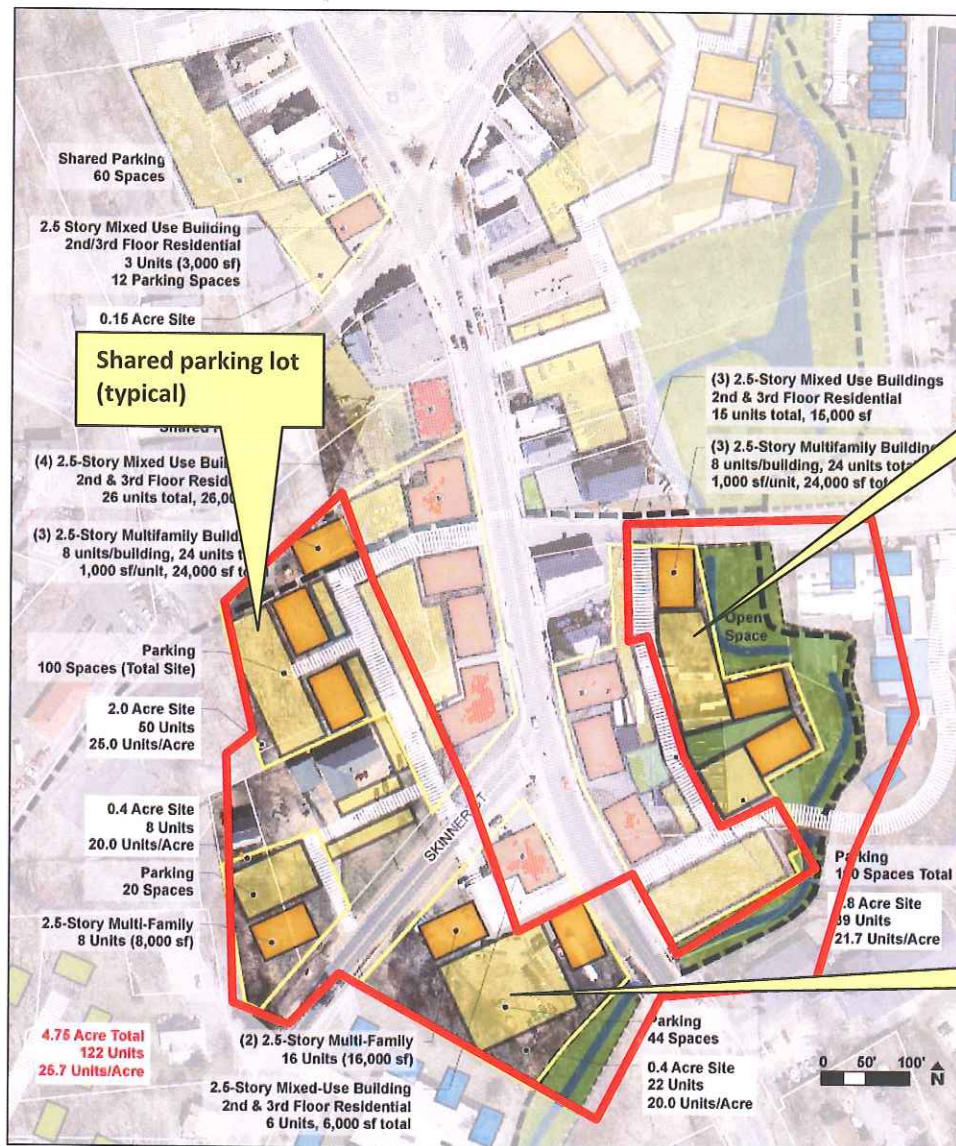
Concept – Mixed Use Core

48	Existing units to remain	In existing building
50	New units	In new mixed use buildings
28,000 SF	New business space	In new mixed use buildings
98	Total units	



Concept - Multi-Family Periphery

4	Existing units to remain	In existing building
72	New units	In new mixed use buildings
76	Total units	





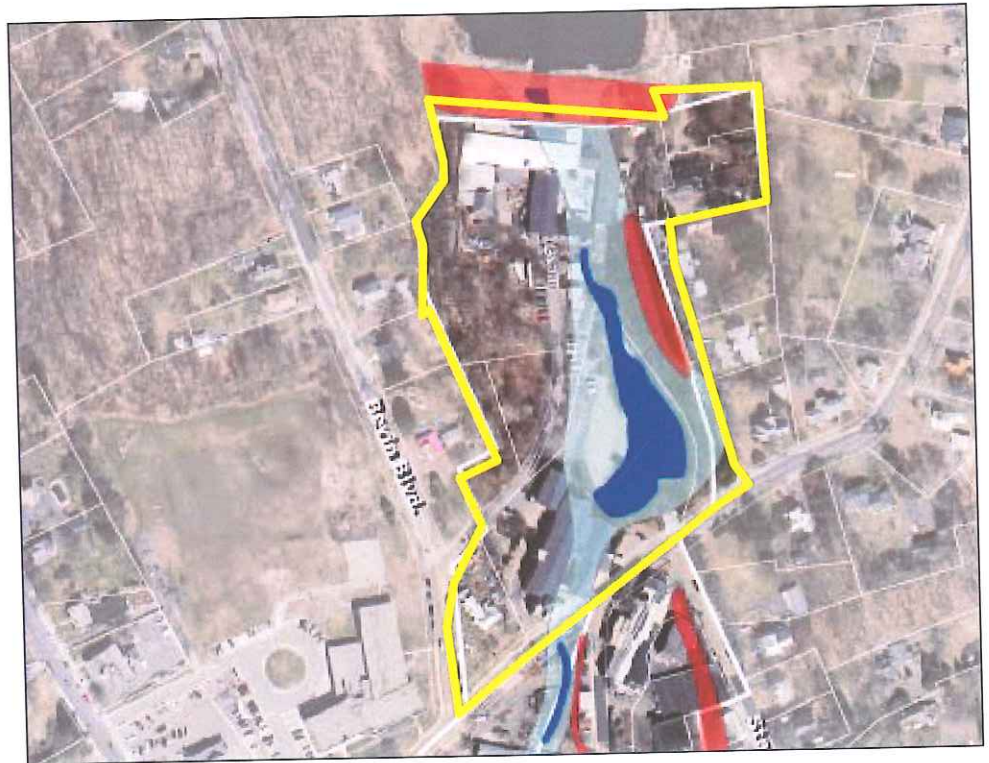
AREA 2 – BEVIN ROAD

The Bevin Road Area is presently hidden from Summit Street and the rest of Village Center by the large mill building at 13 Summit Street.

Although used for industrial purposes at the present time, this area has potential for redevelopment to residential use. Housing in this area may look over the ponds and Pocotopaug Creek.

Natural Resources

The central part of this area is defined by the watercourse / wetland / floodplain system along Pocotopaug Creek. Some steep slopes exist along the southern end of the pond.



Option 1 - Single-Family / Multi-Family

(1)	Existing units	Convert site to multi-family
35	New units	In existing building @ 13 Summit
18	New units	Single family on new accessway
9	New units	In new mixed use buildings
62	Total units	



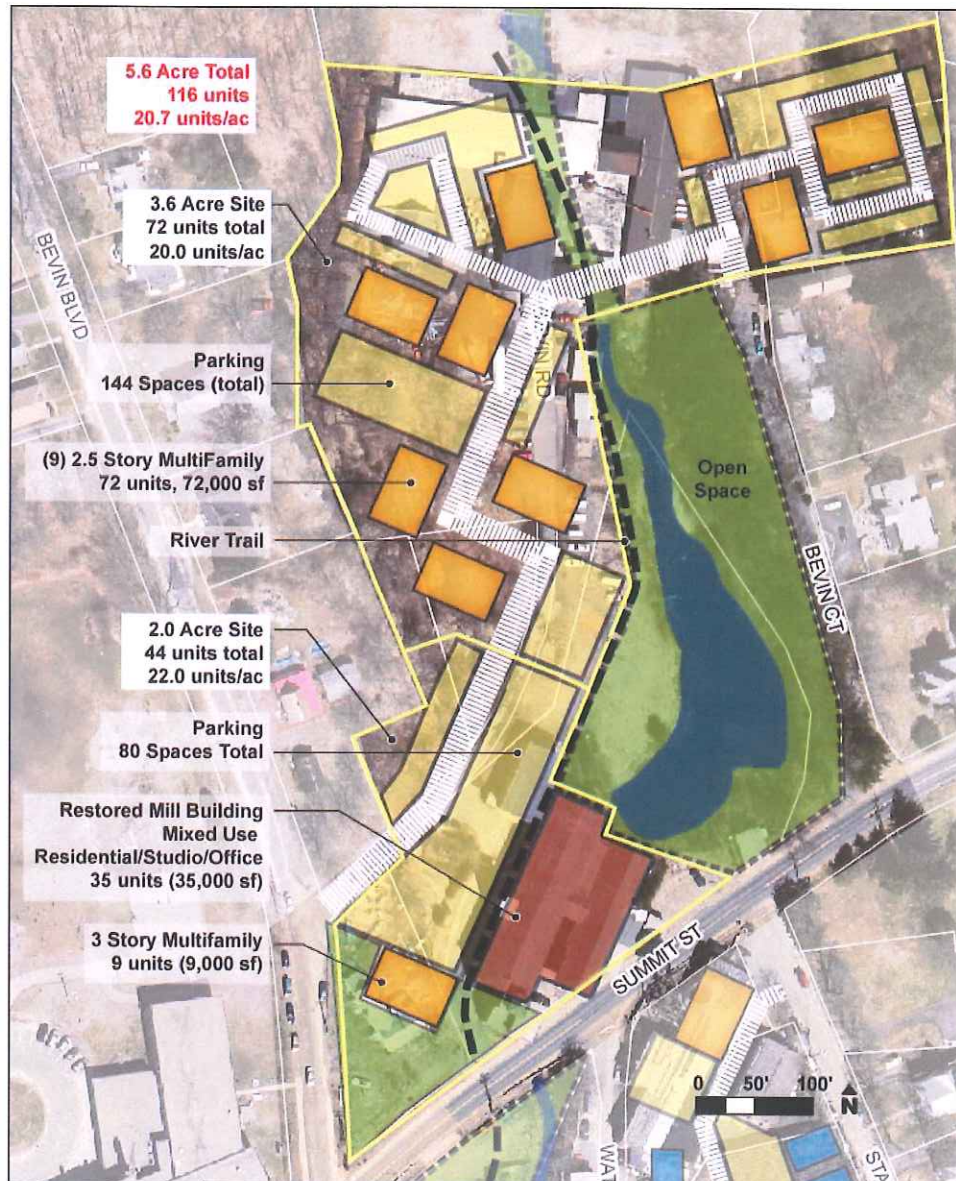
Option 2 - Townhouse / Multi-Family

(1)	Existing units	Convert site to multi-family
35	New units	In existing building @ 13 Summit
29	New units	Townhouses on new accessway
9	New units	In new mixed use buildings
73	Total units	



Option 3 - Multi-Family

(1)	Existing units	Convert site to multi-family
35	New units	In existing building @ 13 Summit
81	New units	Multi-family on new accessway
116	Total units	



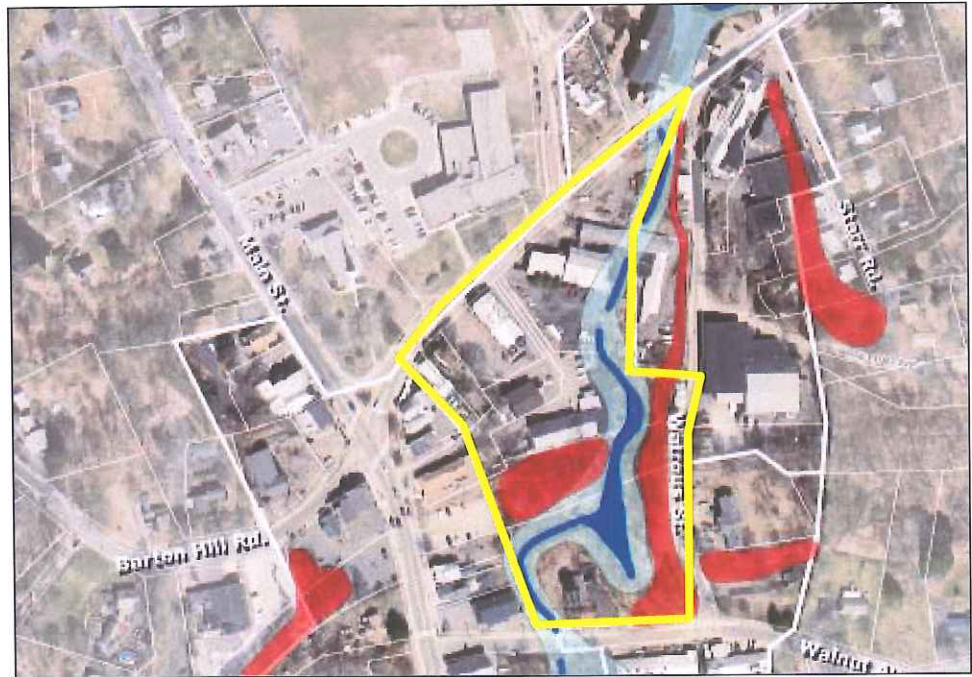


AREA 3 – SUMMIT STREET

The Summit Street area is located between Summit Street and Walnut Street, west of Watrous Street. It includes the Airline Rail Trail and the Town property at the intersection of Watrous and Walnut Streets. Although properties north of the Airline Rail Trail are used for industrial purposes at the present time, this area has potential for redevelopment to residential use.

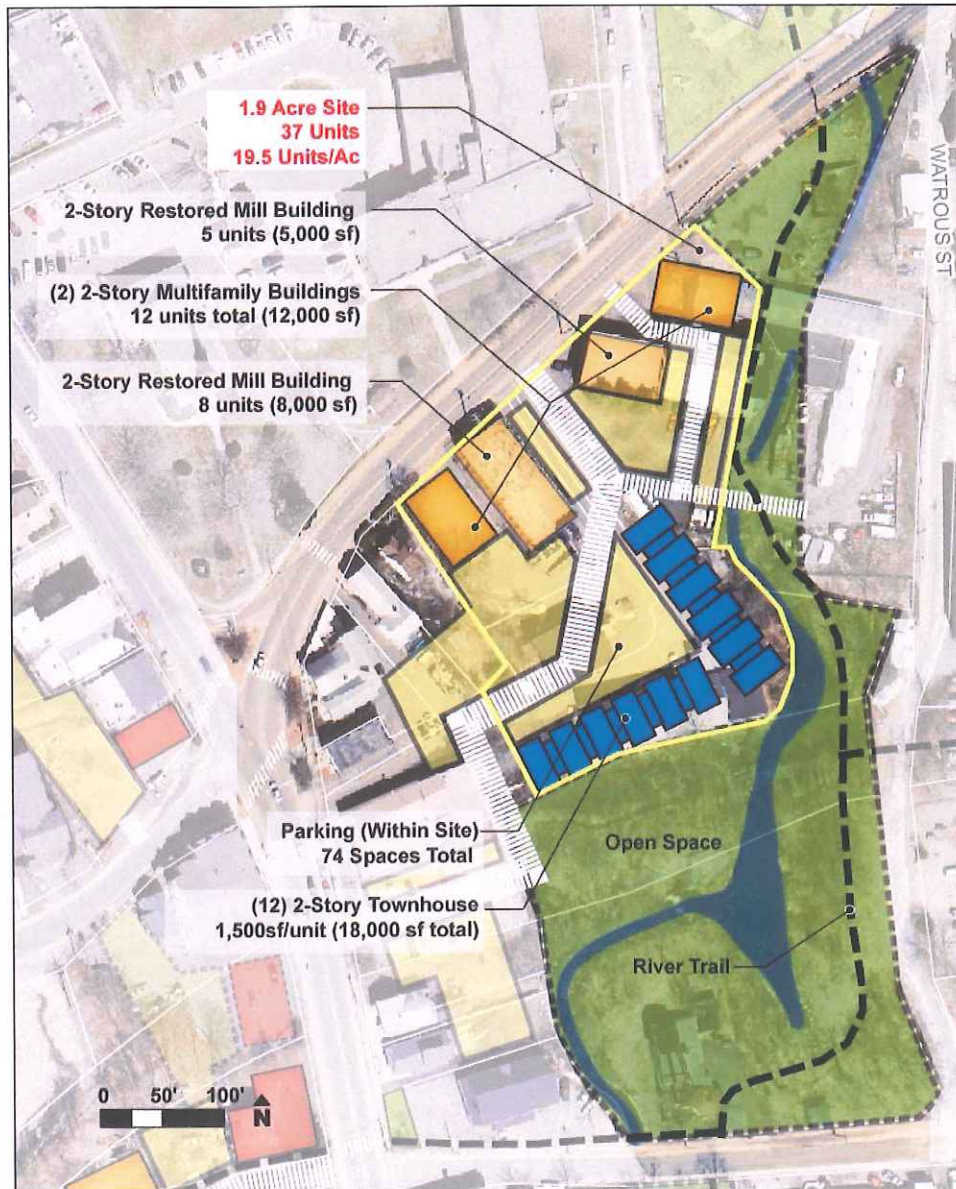
Natural Resources

Much of this area is defined by the watercourse / wetland / floodplain system along Pocotopaug Creek and steep slopes associated with the Airline Rail Trail embankments. The main developable areas are in the northwest part of this area, adjacent to Summit Street.



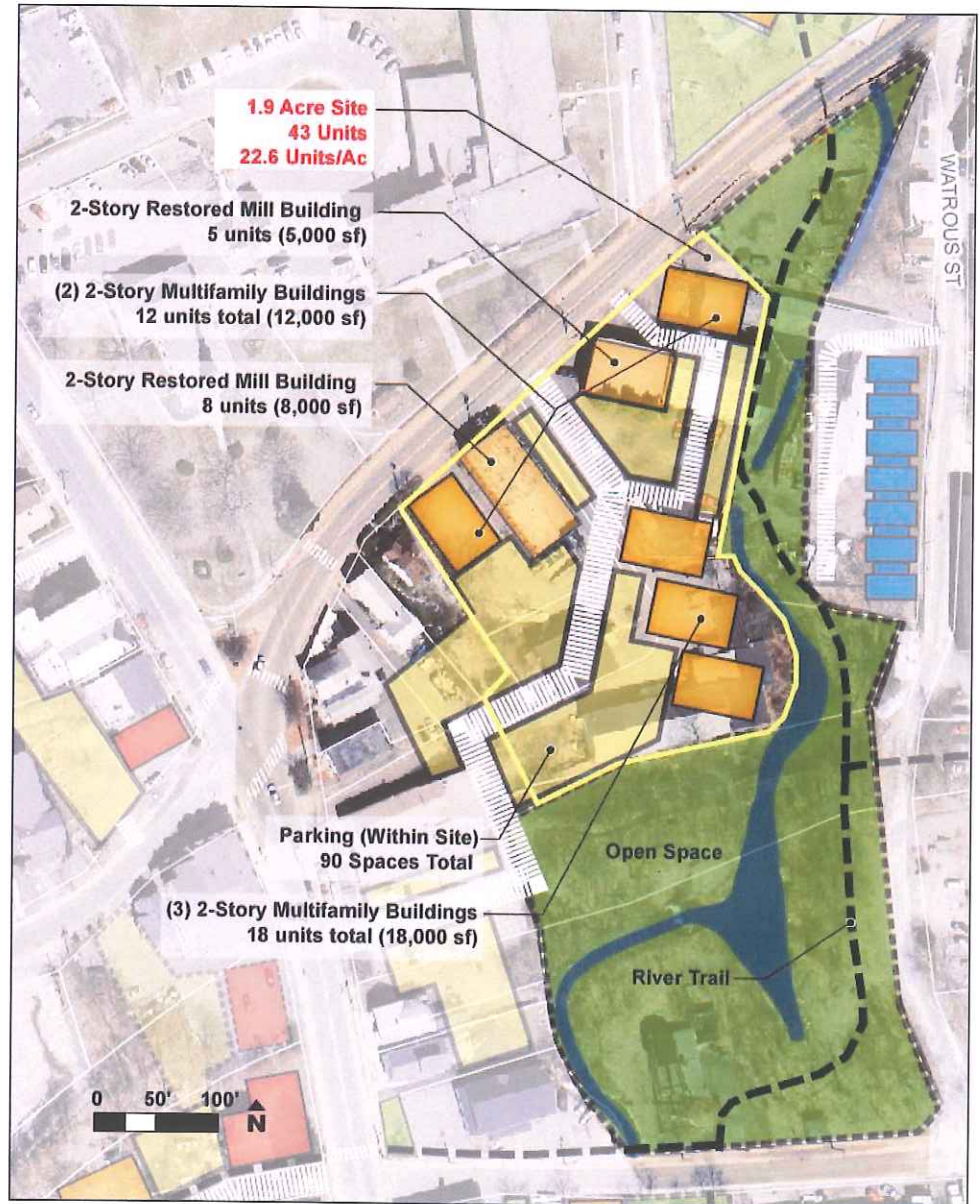
Option 1 – Townhouse

(1)	Existing units	Convert site to other use
13	New units	Multi-family in existing buildings (2)
12	New units	Multi-family in new buildings (2)
12	New units	Townhouses
37	Total units	



Option 2 – Multi-Family

(1)	Existing units	Convert site to other use
13	New units	Multi-family in existing buildings (2)
30	New units	Multi-family in new buildings
43	Total units	



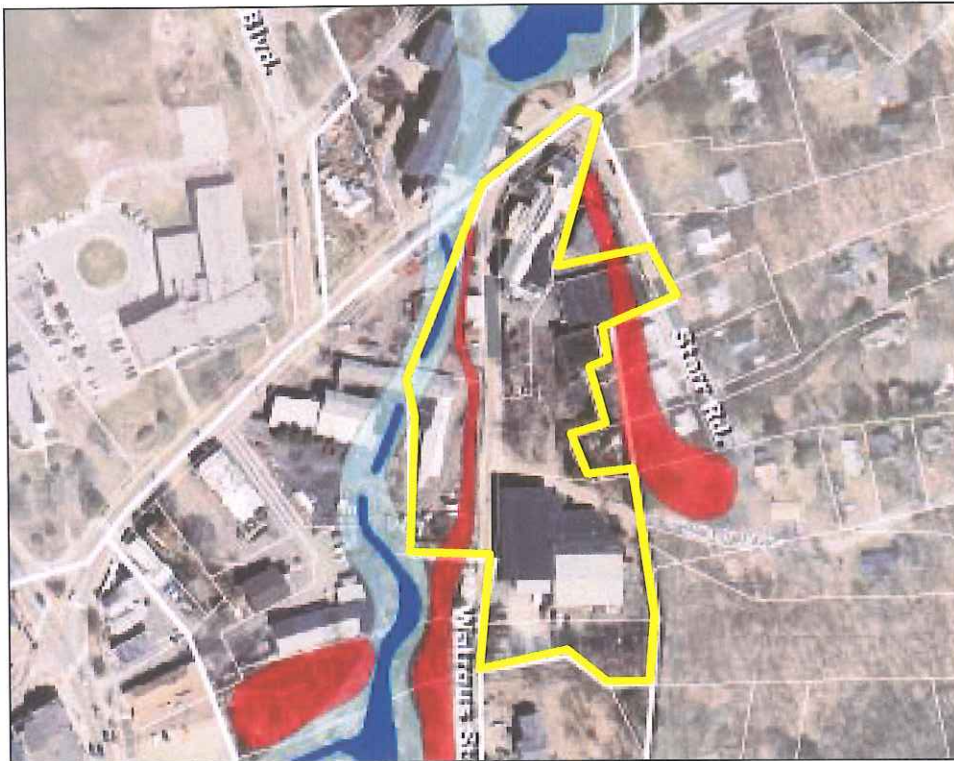
AREA 4 – WATROUS STREET -



The Watrous Street area is located on the eastern side of the Village Center area. Watrous Street connects from Summit Street to Walnut Street.

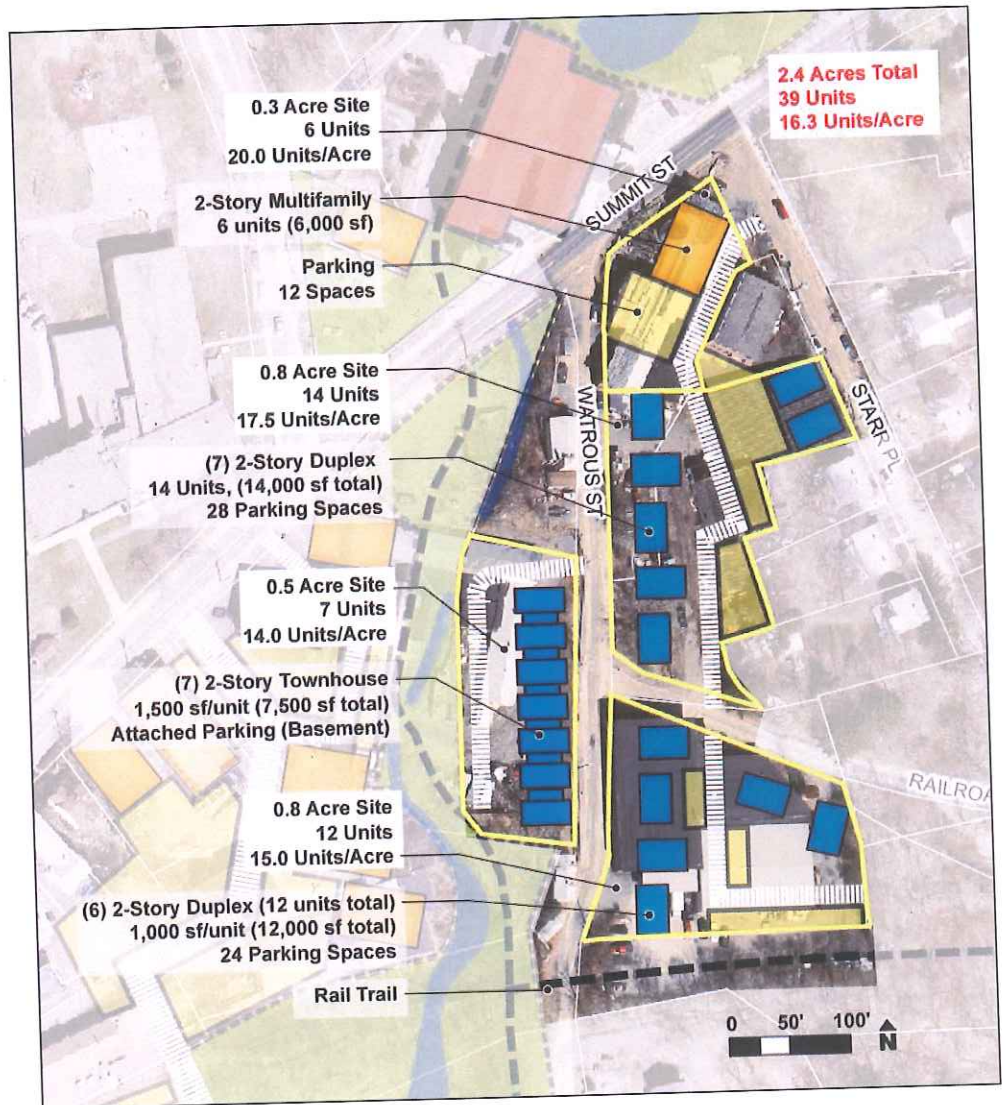
Natural Resources

Watrous Street is a plateau-type area between Starr Street to the east (uphill) and Pocotopaug Creek to the west (downhill).



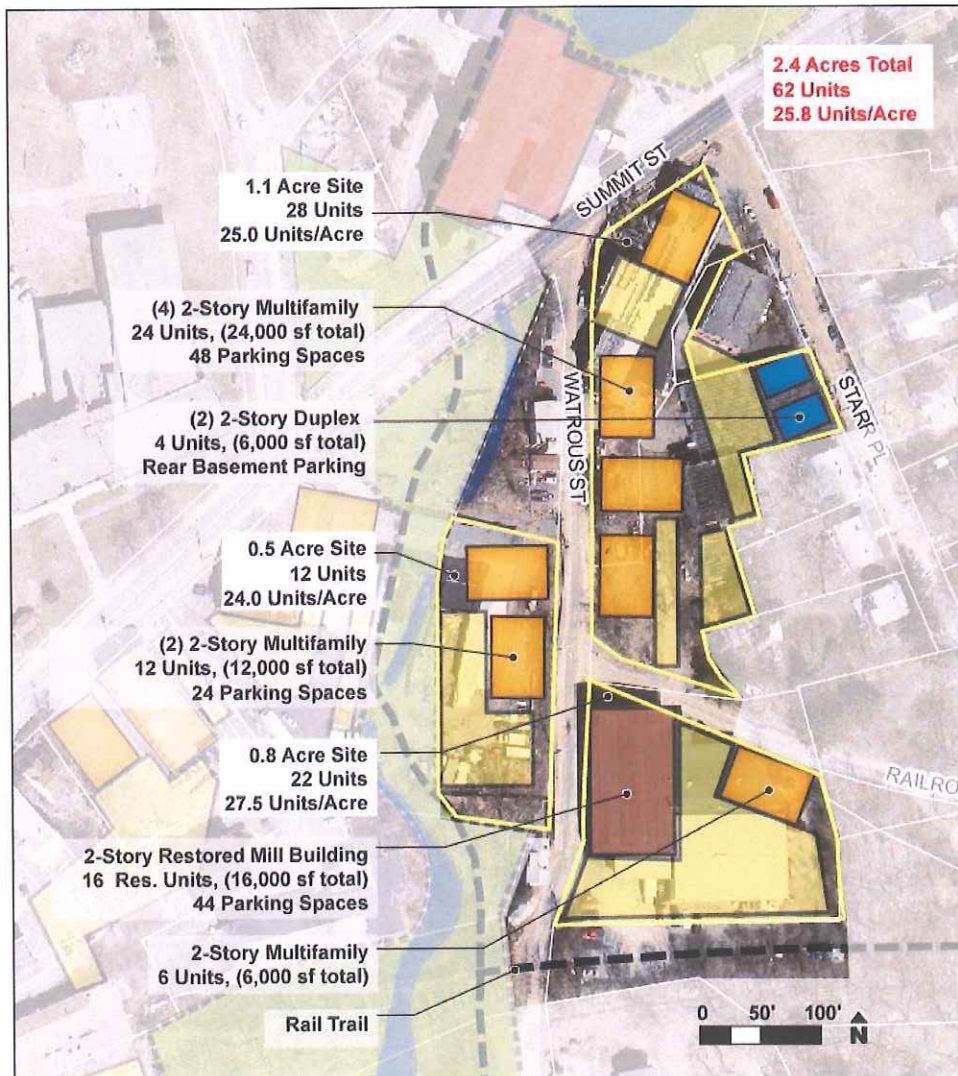
Option 1 - Townhouse / Multi-Family

2	Existing units	Single-family to remain
6	New units	Multi-family in existing building
4	New units	Duplex units on west side of Starr
22	New units	Duplex units on east side of Watrous
7	New units	Townhouses on west side of Watrous
41	Total units	



Option 2 - Multi-Family

2	Existing units	Single-family to remain
6	New units	Multi-family in existing building @ Starr
4	New units	Duplex units on west side of Starr
16	New units	Multi-family in ex. building @ Railroad
36	New units	Multi-family in new buildings
64	Total units	



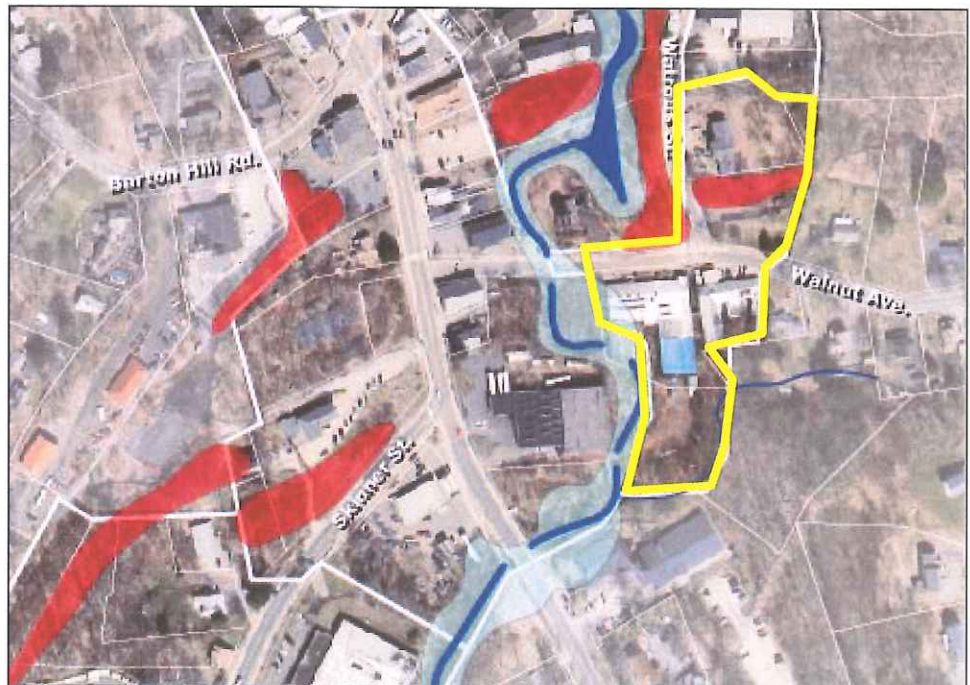


AREA 5 – WALNUT STREET

The Walnut Street area is located east of Pocotopaug Creek.

Natural Resources

The main natural resource constraints in this area include some steep slopes and the edge of the watercourses, wetlands, and flood plains associated with Pocotopaug Creek.

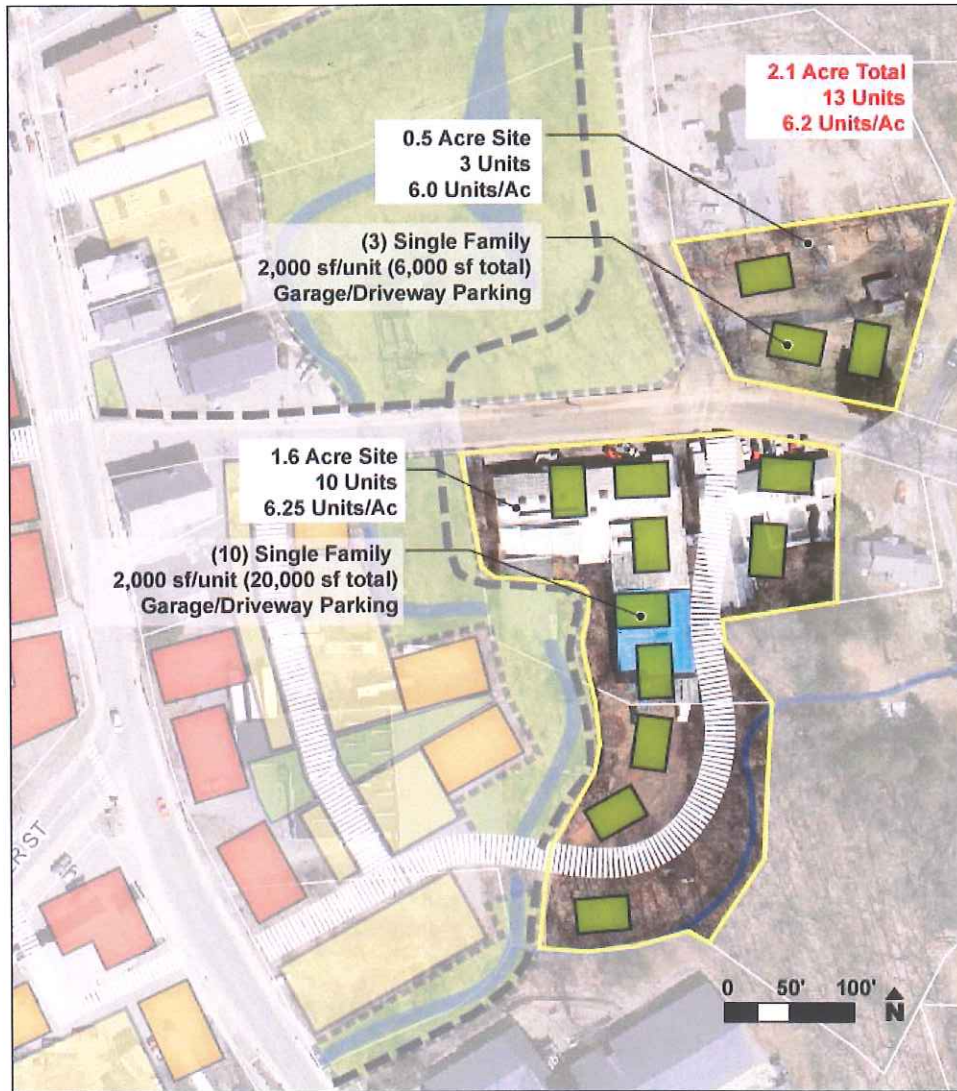


Option 1 – Single Family

13 New units

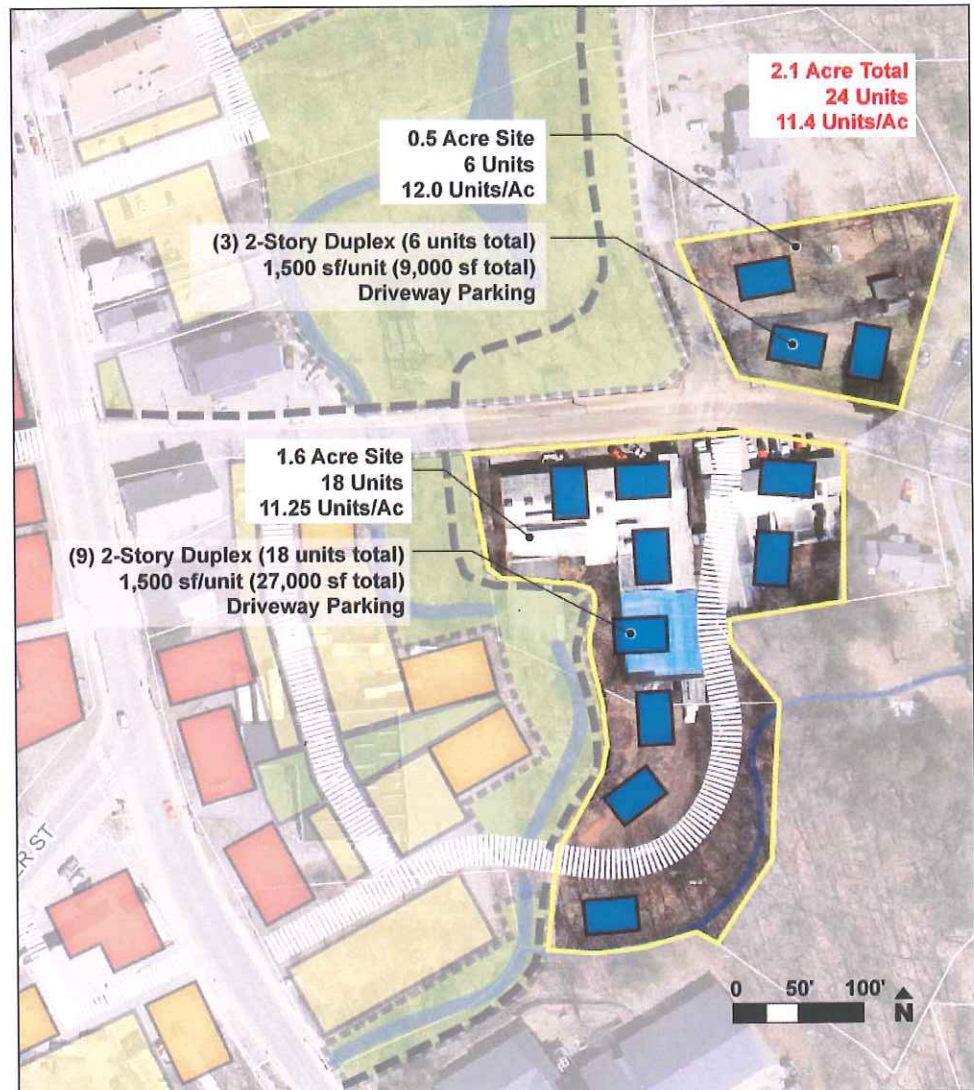
Single family in new buildings

13 Total units



Option 2 – Duplex

24	New units	Duplex units in new buildings
24	Total units	



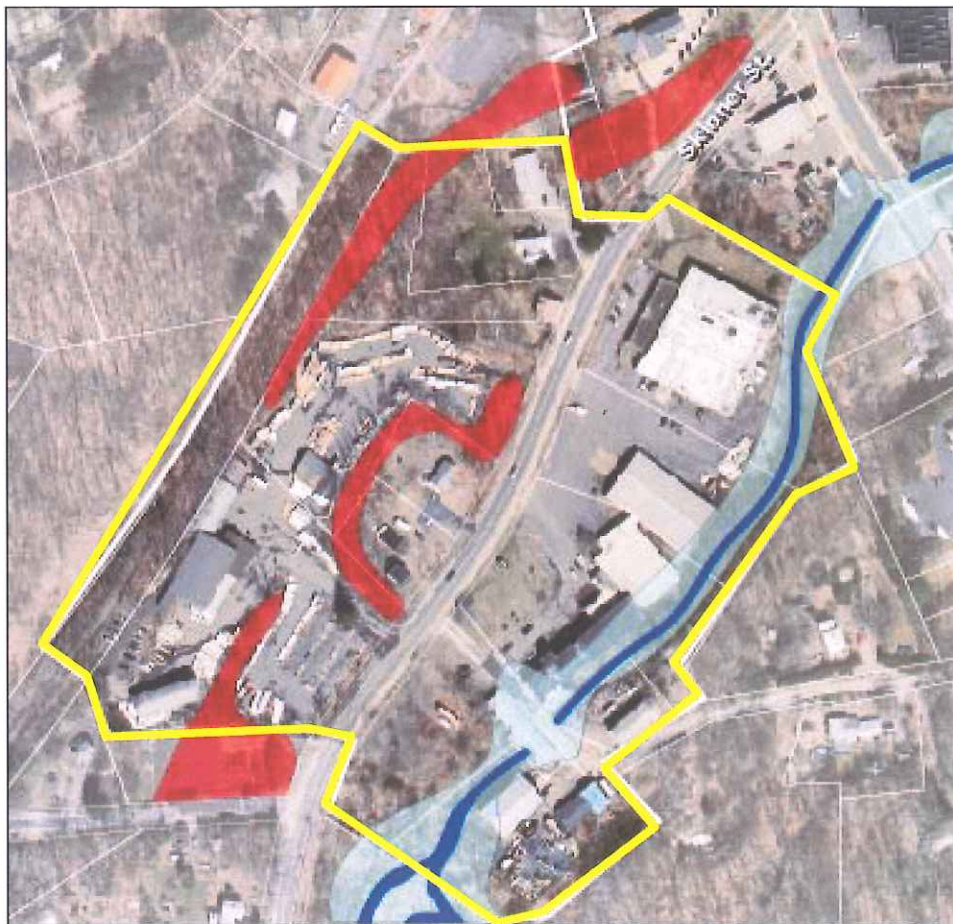
SKINNER STREET



The Skinner Street area is at the southwest edge of the Village Center.

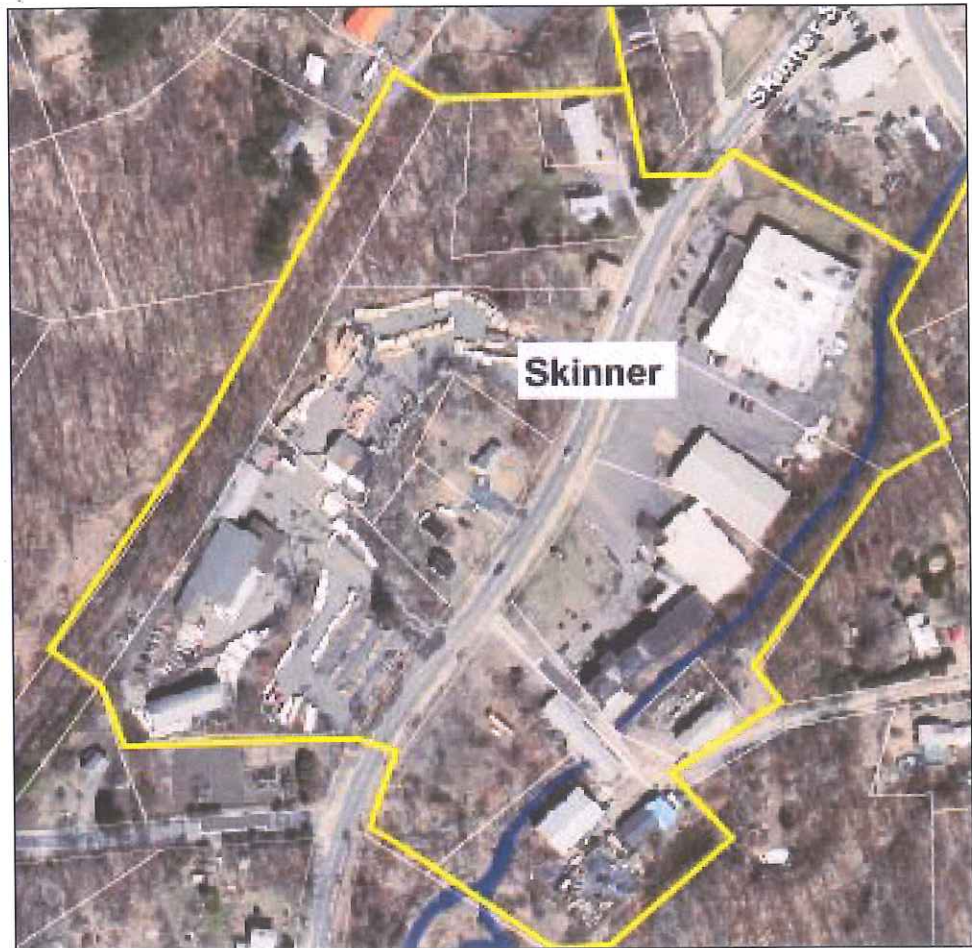
Natural Resources

The main natural resource constraints in this area include some steep slopes and the watercourses, wetlands, and flood plains associated with Pocotopaug Creek.



Option 1 – Defer IHZ Adoption

4	Existing units	To remain in existing building
0	New units	Duplex units in new buildings
4	Total units	



Option 2 – Single Family

4	Existing units	To remain in existing building
76	New units	Single family units
80	Total units	



Option 3 – Duplex

4	Existing units	To remain in existing building
128	New units	Duplex units in 64 buildings
132	Total units	



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